

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met on Monday evening, April 3, 2017 6:00 P.M. in the Planning and Zoning Conference Room, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas, for a Briefing Session with the following members present to wit:

Debbie Holt	Chairman
Ken White	Vice-Chairman
Tracey Dierolf	Secretary
George Dalton	Member
Mike Morris	Member
John Sheppard	Alternate

constituting a quorum. Also present were City Council Representative Sharron Spencer and the following City Staff:

Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Holt called the Briefing Session of the Board of Zoning Adjustment to order at approximately 6:02 P.M.

NEW BUSINESS

Mr. Triplett briefed the Board of Zoning Adjustment regarding the item scheduled to be heard in the regular public hearing.

ADJOURNMENT

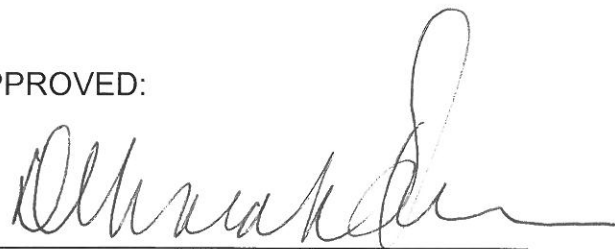
With no further discussion, Mike Morris made a motion to adjourn. George Dalton seconded the motion which prevailed by the following vote:

Ayes:	Holt, Morris, Dierolf, White, Dalton, Sheppard
Nays:	None
Absent:	None

The Briefing Session was adjourned at approximately 6:10 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF MAY, 2017.

APPROVED:

A handwritten signature in black ink, appearing to read "Michael", written over a horizontal line.

CHAIRMAN

A handwritten signature in black ink, appearing to read "Jacqueline", written over a horizontal line.

SECRETARY

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Board of Zoning Adjustment for the City of Grapevine, Texas, met in regular session, Monday evening, April 3, 2017 at 6:15 P.M., in the Council Chambers, 2<sup>nd</sup> Floor, 200 South Main Street, Grapevine, Texas with the following members present:

Debbie Holt	Chairman
Ken White	Vice-Chairman
Tracey Dierolf	Secretary
George Dalton	Member
Mike Morris	Member
John Sheppard	Alternate

constituting a quorum. Also present were City Council Representative Sharron Spencer and the following City Staff:

Albert Triplett	Planner II
Connie Cook	Development Services Assistant

CALL TO ORDER

Chairman Holt called the Public Hearing Session of the Board of Zoning Adjustment to order at approximately 6:15 P.M.

PUBLIC HEARING

**BOARD OF ZONING ADJUSTMENT CASE BZA17-01, NEAL COOPER, 221 WEST COLLEGE STREET**

The first item for the Board of Zoning Adjustment to consider was BZA17-01 submitted by Neal Cooper for property located at 221 West College Street platted as Lot N 167.5', W81 ½' Lot 3, Block 14, City of Grapevine.

**Section 15.G.4., "R-7.5" Single Family District, Area Regulations requires a minimum lot width of 95-feet for a reverse frontage lot.** The applicant requested a variance of fifteen (15') feet, allowing a lot width of eighty (80') feet for an existing lot.

**Section 42.D., Supplementary District, Corner Lots, requires the side yard setback on a street to be the same as the required minimum front yard setback.** The applicant requested a variance of six (6') feet allowing a side yard setback of twenty-four (24') feet along the west property line for an existing lot.

**Section 43.E.3., Nonconforming Uses and Structures allows the Board of Zoning Adjustment to approve the remodeling and/or enlargement of a nonconforming use.** The applicant is requesting a special exception to allow the existing residential structure to remain as developed along with an expansion as shown on the plot plan.

Mr. Triplett explained that Staff found a special condition existed for the requested variances and special exception. Specifically, the subject lot was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. Developed, platted property and right-of-way existed adjacent to the subject site, on the east and west property lines respectively, eliminating the possibility to expand the site to meet the width requirements for an existing reverse frontage lot. The existing dwelling was built in 1921 prior to the 1984 City Rezoning to "R-7.5" Single Family District.

With no questions for Mr. Triplett, Neal Cooper of 613 East Texas Street, Grapevine, Texas, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Cooper, and no additional speakers, Ken White made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

Ken White made a motion that a special condition existed for the requested special exception and variances. Specifically, the subject lot was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. Developed, platted property and right-of-way existed adjacent to the subject site, on the east and west property lines respectively, eliminating the possibility to expand the site to meet the width requirements for an existing reverse frontage lot. The existing dwelling was built in 1921 prior to the 1984 City Rezoning to "R-7.5" Single Family District. Mike Morris seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

Ken White then made a motion to grant the following variances to "R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of 80-feet (80') for an existing lot; and a motion with regard to Section 42.D. allowing a side yard setback of fifteen (24') feet along the west property line for an existing lot; and a motion to grant a special exception with regard to Section 43.E.3., Nonconforming Uses and Structures allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

Mr. Triplett explained that Staff found a special condition existed for the requested variances and special exception. Specifically, the subject lot was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. Developed, platted property and right-of-way existed adjacent to the subject site, on the east and west property lines respectively, eliminating the possibility to expand the site to meet the width requirements for an existing reverse frontage lot. The existing dwelling was built in 1921 prior to the 1984 City Rezoning to "R-7.5" Single Family District.

With no questions for Mr. Triplett, Neal Cooper of 613 East Texas Street, Grapevine, Texas, took the Oath of Truth; he gave a brief presentation to the Board and requested favorable consideration of his request and offered to answer any questions of the Board.

With no questions for Mr. Cooper, and no additional speakers, Ken White made a motion to close the public hearing. Tracey Dierolf seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

Ken White made a motion that a special condition existed for the requested special exception and variances. Specifically, the subject lot was originally platted in 1913 predating the City's first zoning ordinance adopted in 1955. Developed, platted property and right-of-way existed adjacent to the subject site, on the east and west property lines respectively, eliminating the possibility to expand the site to meet the width requirements for an existing reverse frontage lot. The existing dwelling was built in 1921 prior to the 1984 City Rezoning to "R-7.5" Single Family District. Mike Morris seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

Ken White then made a motion to grant the following variances to "R-7.5" Single Family District, Area Regulations: Section 15.G.4., allowing a lot width of 80-feet (80') for an existing lot; and a motion with regard to Section 42.D. allowing a side yard setback of fifteen (24') feet along the west property line for an existing lot; and a motion to grant a special exception with regard to Section 43.E.3., Nonconforming Uses and Structures allowing the existing residential structure to remain as developed along with an expansion as shown on the plot plan. John Sheppard seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

## MINUTES

Next the Board of Zoning Adjustment considered the minutes of the January 9, 2017, Briefing Session and Public Hearing.

Tracey Dierolf made a motion to accept the minutes of the January 9, 2017, Briefing Session. Mike Morris seconded the motion.

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

Tracey Dierolf made a motion to accept the minutes of the January 9, 2017, Public Hearing. Mike Morris seconded the motion which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

## ADJOURNMENT


With no further discussion, George Dalton made a motion to adjourn. Mike Morris seconded the motion, which prevailed by the following vote:

Ayes: Holt, Morris, Dierolf, White, Dalton  
Nays: None  
Absent: None

The meeting was adjourned at approximately 6:24 P.M.

PASSED AND APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF GRAPEVINE, TEXAS, ON THE 1ST DAY OF MAY 2017.

APPROVED:

  
CHAIRMAN

  
SECRETARY